

People.
Building Canada.



BUILDING CARING ENVIRONMENTS
HEALTHCARE

cgi constructors

CGI Constructors

WHO WE ARE

CGI is a people focused builder with a passion for the contributions we make to our community, the legacies of our clients, and future generations.

We know the excitement and anxiety that comes with the possibilities when considering a construction project. CGI came into being because friends and colleagues needed help with their building needs. Since that time, our focus has remained on supporting our clients through construction. To us, **how we build** is equally important to what we build.

More than 75% of our clients are repeat clients, their ongoing trust in our abilities is a testament to our dedicated staff, our 1200 plus suppliers and subtrades, our dependable systems, our financial stability, and our commitment to our community and environment.

Our clients, longstanding and new, can vouch for our purpose and values. This is what they say about us:

"They don't just communicate – they collaborate."

- Island Health

"They helped guide us through the entire process."

- BETA Therapeutics

"They keep me informed, down to the last penny."

- Clean Energy Executive

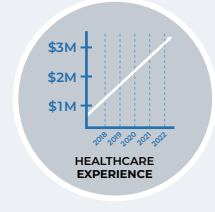
"Efficiency? Yeah, they've got that mastered."

- CBRE PM

3 OFFICES 6 PROVINCES

SERVING CLIENTS IN ACROSS CANADA

VICTORIA • VANCOUVER • TORONTO



SOCIAL SUSTAINABILITY

\$29,000
Annually donated (or in-kind) to non-profits

1600
Training Hours provided to staff

7 Engineers in Training

5 Carpenter Apprentices



ENVIRONMENTAL SUSTAINABILITY

25 Projects in 2022 with Targeted Material Recycling Monitored

20% of Construction Materials Recycled • Sorted • Projects Monitored

Sustainability Committee with **10+** staff participants across Canada

100% Demolition Recycling of Projects



Island Health Palliative Care Unit | 2020

Veterinary Clinic

Renovation

Project Value:

\$1.4M

Completed over a four month schedule, CGI was the Construction Manager on this 6,500 sq.ft. renovation of an existing space. A new masonry wall was built to create separate areas for animal care. The Dentistry & X-ray rooms received all new electrical, heating and ventilation units.

Location: Sudbury, ON

Completion: July 2012

Owner: College Boreal

Consultant: J.L. Richards



DRC Immunotherapy Facility

Vancouver Island Cancer Centre

Project Value:

\$276k

Interior renovation of this medical facilities' existing laboratory space to house new equipment and personnel.

Location: Victoria, BC

Completion: May 2016

Owner: BC Cancer Agency

Consultant: Gordon MacKenzie Architect Inc.



A photograph of a modern building's interior, featuring a large atrium with a high ceiling made of horizontal wood slats and glass panels. The space is open and bright, with a staircase visible on the left and a long wooden counter with stools in the foreground.

What CGI **VALUES**

encouragement

We encourage new thinking and bold ideas backed by knowledge, research, and good decision making.

pride

We are proud of our people and the quality of our work. We are humble and have big plans.

redefining

This is a noble profession with career opportunities for women and men of all skills and backgrounds.

care

We care about the safety, wellbeing and health of our people, customers, trades, and community.



Our COMMITMENT

From our experience in healthcare, the following are the top pre-construction services you can expect from us

- 1. Hoisting & Access Plan:** We have learned that each building is unique, which can make it difficult to hoist materials and accessing each space is challenging. CGI will provide a hoist plan.
- 2. Interference & Constructability:** This coordination can proactively define trouble areas and help reduce or eliminate issues. We will check HVAC, electrical, I.T., and security, the source of most conflicts on Healthcare projects.
- 3. Constructability Analysis & Review:** Being proactive in identifying potential constructability and infection control early on will reduce the risks of cost overruns and safety issues.
- 4. Cost Estimating & Control:** CGI will provide a reliable cost estimate of what it will take to complete the project, with a recommended contingency that makes sense. We can work backwards as well if a budget is in place.
- 5. Scheduling, Phasing, & Logistics:** CGI will use our expertise to more accurately determine milestones for coordinating every aspect and accomplishing each phase of construction. Including deliveries, shut downs, phasing, hoarding, interference with the helipad and ambulance.
- 6. Bid Packaging:** As part of the preconstruction process, any pertinent construction documents are packaged together to identify the scope of work that will be required.
- 7. Risk Management:** CGI ensures that contracts are written up properly, all regulations are abided by, and that the design, materials, and jobsite comply with expectations and standards which is critical to avoid litigation, fines, or costly mistakes. This includes Infection Control & COVID plans.
- 8. Subcontractor Pre-qualification & Selection:** Pre-qualifying and building relationships with subcontractors takes time, but is worth the effort and helps keep your project on time and on budget. This also ensures our experience with Infection control and COVID vaccination compliance.



Anthony Minniti

Vice President of Operations

Anthony worked as an Associate Architect responsible for healthcare project across Ontario. Projects included hospital & cancer centre renovations and new builds in Sudbury, Sault St. Marie, and North Bay. Anthony was also the Project Architect for the Northern Ontario School of Medicine. He has built clinics across BC & Ontario.



Steven Favell

Director of Preconstruction Services

Steven originally trained and qualified as a Quantity Surveyor and has worked in all aspects of preconstruction. His prior experience in healthcare includes Pharmaceutical Labs, Emergency wards, and specialty specific wards for MRI unit's and Endoscopy.



Frank Newman

Director of Environmental, Health & Safety and Culture

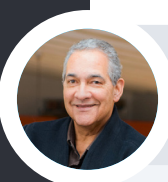
Frank's abundant experience in Healthcare is reflected in the administration of all the required regulatory requirements such as COR, WSIB, Infection Control Training & others.



Caroline Vasica

Manager of Operational Excellence

The CGI team counts on Caroline's enthusiasm - someone who is always up for challenge. She is the spark and energy that gives our Healthcare team administrative leadership. She is responsible for Procore Administration.



David daCosta

Commercial Interiors & Recreation Specialist

David built his career on a deep sense of empathy and is a holistic builder. He has led Healthcare projects across BC and Ontario.



NRGH Code Brew | 2020

SAFETY MATTERS

We work in a great industry. It's fun. The best part of it is going home every day and telling your family about the great things you did at work that day. At CGI, the Environmental Health and Safety of everyone is omnipresent in everything we do. CGI is COR Certified in Ontario and a leader in Safe Work across Canada.

Affiliations Include:



CGI has had **0 Lost Time Injuries** in more than a decade, and our **Rate Group LTI Frequency** is among the best in our industry.

More than nice sounding words about how we take safety seriously, our results give proof to our overriding commitment.



RJH MDRD

Cart Washer Replacement

Project Value:

\$522K

Location: Victoria, BC

Completion: February 2020

Owner: Island Health

Consultant: Stantec



Our SOFTWARE

Equally important to the staff committed to your project is the technology we use.

Industry-Leading Technology Suite

This software suite is fully integrated and includes a project dashboard. The information stored on cloud-based services is encrypted, meets audit standards, and is accessible to the owner if they wish to participate.

SmartBid - Estimating

BidCentral & BC Bid - Tender Invites

BlueBeam Revu - Take Offs

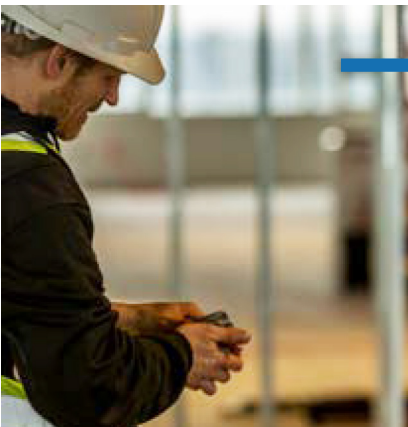
AutoDesk - BIM

Procore - Project Controls & Time Cards

SiteDocs - Safety Controls & Reporting

Jonas - Accounting & Billing

Egnyte - File Storage



Our entire staff uses the software suite, which is the best in class. Owners & Consultants have up to date web-based information at all times.



SUSTAINABILITY



We thrive on projects that make a lasting, positive change in the lives of people and the environment we share. We believe in the power of building to create regenerative environments for people to live, learn, work, and play all the while sustaining our world for future generations.

Relentlessly committed to innovation.

By changing the way in which we design, source, and build, we can conserve natural resources more efficiently, generate more social and economic opportunities for people, and deliver cost benefits to our clients.

Building a better community through environmentally responsive methods and materials is part of our DNA. CGI Constructors has:

- **Passive House** trained professionals
- A catalogue of **LEED** projects

CGI knows from experience that our contribution can be more than just managing and documenting locally sourced procurement, low emitting materials, waste management, indoor air quality, and erosion controls. We contribute to the sustainable strategies of the project by recognizing opportunities while we build. We thrive on projects that make a lasting, positive change in the lives of people and the environment we share.

Saanich Community Health Services & Home Support Tenant Improvement

Island Health West Saanich Clinic

Project Value:

\$3.5M



Construction management services for tenant fit-out for Island Health, Saanich Community and Home Support services which included mixed use clinic space with office space within an occupied building.

The project included upgrading the base building fire alarm, supply of patient lifts and coordination of owner supplied vendors. Project also included the replacement of ceiling tiles and new lighting in open atrium 40ft high with use of a scaffold system.



Location: Victoria, BC

Completion: March, 2020

Owner: Tri-Eagle Development

Consultant: Cascadia Architects Inc.

Our CAPACITY

CGI has the capacity to:

- Provide pre-construction services – budgets and schedules
- Review Leases and provide feedback
- Provide technical assistance regarding infrastructure and architecture
- Work with the client's design team to develop tender packages
- Act as CM in providing construction services through tendering, analysis and award
- Manage all construction
- Enter in to a GC, CM, Design Build



BETA Therapeutics

Tenant Fit-Out

Project Value:

\$1.2M



CGI provided full Construction Management services for the build out of this Registered Massage and Physiotherapy Clinic. This was a tenant improvement in which CGI worked with all construction disciplines to fit out this vacant space. Work included a complete fit out distribution of mechanical airflow systems, electrical power and data distribution, and included balanced lighting controls throughout the space. There were all new architectural finishes installed throughout the space.



Location: Victoria, BC

Completion: April 2022

Owner: BETA Therapeutics

Consultant: Cascadia Architects Inc.





Island Health Westshore

Urgent Care Centre

Project Value:

\$3.1M

As CM for this project, CGI Constructors was involved in the design phase, gave input to reduce the schedule during all client meetings, and managed all long lead items. Using our CM methodology we were able to deliver each phase on time with minimal deficient items. This project heavily involved DIRT wall partitions and required that all pre-manufactured items would install seamlessly into the space.

Location: Victoria, BC

Completion: February 2018

Owner: Island Health

Consultant: Low Hammond Rowe Architects



We're Here



Anthony Minniti

Vice President of Operations

anthony.minniti@cgigc.com



Steven Favell

Director of Preconstruction Services

steven.favell@cgigc.com



Thomas Csercsics

Lead Estimator

thomas.csercsics@cgigc.com



Nimer Sabboubbeh

Preconstruction Estimator

nimer.sabboubbeh@cgigc.com

